

SCHEDULE OF CURE AMOUNT

<u>BASE RENT</u>	<u>DUE</u>	<u>PAYMENT STATUS</u>	
January	\$27,509.33	PAID	
February	\$27,509.33	PAID	
March	\$27,509.33	PAID	
		PARTIAL - BASE RENT- POST PETITION 4/23-4/30 -	
April	\$27,509.33	\$7,235.33	
May	\$27,509.33	PAID	
June	\$27,509.33	PAID	
July	N/A		
<u>TOTAL OWED:</u>	\$20,274.00		
<u>UTILITIES</u>			
		PAID BY LANDLORD	
Sewer charges	\$2,616.43	1/6/2023	
<u>TAXES</u>			
1st Quarter	\$21,938.36	PAID BY LANDLORDS	
		\$9,402.15 PAID - RET POST- PETITION 2ND QUARTER -	
2nd Quarter	\$21,938.36	4/25-5/31	
3rd Quarter	N/A		
4th Quarter	N/A		
<u>TOTAL OWED:</u>	\$34,474.81		
<u>MINIMUM PERCENTAGE RENT</u>			
2022	\$32,850.00	NOT PAID	
		* NOT PAID - UNLESS NEW CO.' SALES ARE \$7	
2023	\$32,850.00	MILLION - THEN 4%	*TBD AT END OF CALENDAR YEAR
<u>TOTAL OWED:</u>	\$32,850.00		
<u>ATTORNEYS' FEES (THROUGH 4/23/23 - BANKRUPTCY PETITION DATE)</u>			
Provision 16.1.3: Upon an Event of Default, Tenant shall be liable for and shall pay to Landlord, in addition to any sum provided to be paid above... all other commercially reasonable expenses incurred by Landlord in enforcing or defending Landlord's rights and/or remedies, including reasonable attorneys' fees.	\$6,887.70		
<u>TOTAL OWED:</u>			<u>\$97,102.94</u>

**711 Route 28
Bridgewater, New Jersey
Tenant Damages**

	Description	Budgeted Cost
	Repair/Repave Parking Lot	\$ 65,500.00
	Repair/Repave Loading Dock/Dumpster Pad	\$ 13,400.00
	Landscaping - Clean Up	\$ 2,400.00
	Repair Floors	\$ 1,000.00
	Repair Roof Deck Signage Holes	\$ 3,700.00
	Caulk Exterior Control Joints	\$ 3,700.00
	Refinish EIFS at Main Entry	\$ 15,750.00
		Total: \$ 105,450.00